042.0	0005	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,014,500	/	1,014,500
USE VALUE:	1,014,500	/	1,014,500
ASSESSED:	1,014,500	/	1,014,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JUDKINS JOHN F/ TRUSTEE
Owner 2:	JUDKINS FAMILY TRUST
Owner 3:	
Street 1:	9 WEBSTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JUDKINS LINDA M -
Owner 2:	-
Street 1:	9 WEBSTER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,523 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Wood Shingle Exterior and 2858 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6523.000	516,400	5,500	492,600	1,014,500
Total Card	0.150	516,400	5,500	492,600	1,014,500
Total Parcel	0.150	516,400	5,500	492,600	1,014,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.02 | /Parcel: 355.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	29445
GIS Ref	
GIS Ref	
Insp Date	11/12/18

!3576!

PREVIOUS ASSESSMENT

Parcel ID: 042.0-0005-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	516,500	5500	6,523.	492,600	1,014,600	1,014,600	Year End Roll	12/18/2019
2019	104	FV	398,900	5500	6,523.	523,300	927,700	927,700	Year End Roll	1/3/2019
2018	104	FV	398,900	5500	6,523.	381,700	786,100	786,100	Year End Roll	12/20/2017
2017	104	FV	374,800	5500	6,523.	332,500	712,800	712,800	Year End Roll	1/3/2017
2016	104	FV	374,800	5500	6,523.	283,200	663,500	663,500	Year End	1/4/2016
2015	104	FV	335,100	5500	6,523.	277,100	617,700	617,700	Year End Roll	12/11/2014
2014	104	FV	335,100	5500	6,523.	227,800	568,400	568,400	Year End Roll	12/16/2013
2013	104	FV	348,200	5500	6,523.	216,700	570,400	570,400		12/13/2012

PRINT

Date	Time
12/10/20	18:47:43

LAST REV

Date	Time
09/17/19	12:20:58
mmcmakin	
3576	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JUDKINS LINDA M	73208-288	1	8/30/2019	Convenience	100	No	No		
	20595-57		6/1/1990		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2016	733	Redo Kit	17,500					
9/29/1992	483	Manual	3,500					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
1/16/2009	Meas/Inspect	336	PATRIOT
2/10/2000	Mailer Sent		
2/10/2000	Meas/Inspect	197	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	29445
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6523		Sq. Ft.	Site		0	80.	0.94	1									492,554						492,600	

Total AC/HA:	0.14975	Total SF/SM:	6523	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	492,554	Spl Credit		Total:	492,600				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05137610
Const Adj.:	0.97660595
Adj $ / SQ:	174.553
Other Features:	138500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	701575
Depreciation:	185216
Depreciated Total:	516359

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	7	2	1
Totals			
2	12	4	

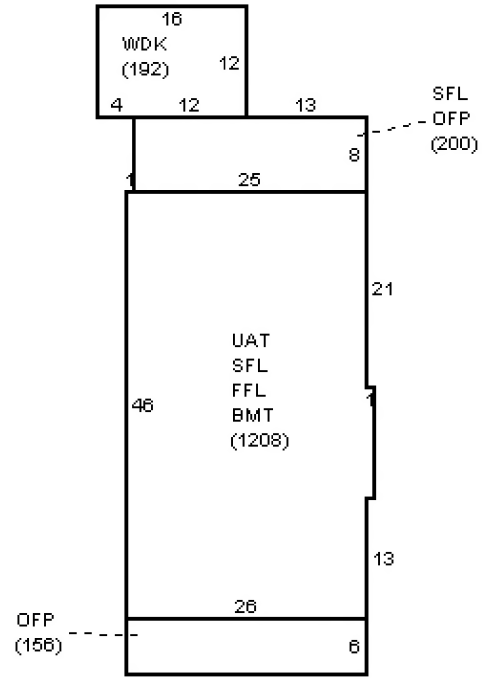
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	174.55
Special Features:	0	Val/Su Net:	110.48
Final Total:	516400	Val/Su SzAd	197.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,408	174.550	245,770
BMT	Basement	1,208	52.370	63,258
FFL	First Floor	1,208	174.550	210,860
OFP	Open Porch	356	20.640	7,348
UAT	Upper Attic	302	111.710	33,738
WDK	Deck	192	10.950	2,102

Net Sketched Area:	4,674			Total:	563,076
Size Ad	2616	Gross Are	5580	FinArea	2858

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 042.0-0005-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X22	A	AV	1930	20.68	T	40	104			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500